GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Ramachandrapuram Municipality - Change of land use from Industrial land use to Residential land use in R.S.No.539/1A, 1B, 2B, 2C, 3A, 3B, 4A & 545/4A, 4B, 7A, 7D, 7E, 7F, 11, 12, 13A, 13B, 13D of Ramachandrapuram to an extent of Ac.8.14 cents as applied by Smt. Karri Padmavathi and others – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 25 Dated: 17-01-2019

Read the following:-

1. From the DTCP, AP, Guntur, Lr.Roc.No.1305/2018/R1, dt:23.03.2018.
2. Govt. Memo.No.20021/9/H2/2018, dt:04.05.2018.
3. From the DTCP, AP, Guntur, Lr.Roc.No.1305/2018/R1, dt:03.10.2018.
4. Govt. Memo No.11411/I2/2011, MA&UD (I2) Dept., dt:30.06.2012.
5. Govt. Memo No.20021/9/H2/2018, dt:24.10.2018.
6. A.P. Extraordinary Gazette No.731, Part-I, dt.25.10.2018.
7. From the DTCP, AP, Guntur, Lr.Roc.No.1305/2018/R1, dt:07.12.2018.

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ORDER:-

The Draft variation to the land envisaged in Ramachandrapuram General Town Planning Scheme, issued in reference 5th read above was published in Extra-ordinary Andhra Pradesh Gazette No.731, Part-I, dated:25.10.2018. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has submitted that, the Commissioner, Ramachandrapuram Municipality has informed that the applicant has paid total an amount of Rs.98,826/- vide Receipt No.07/2018-19/6251, dated:03.07.2018 towards development / conversion charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 7th read above, has submitted that, the Commissioner, Ramachandrapuram Municipality has informed that, they have published the draft variation appendix notification pertaining to change of land use in English Paper in Deccan Chronicle (English version) on 29.10.2018 and in one Telugu Paper in Vaartha (Telugu version), on 30.10.2018 respectively calling for objections/suggestions from the general public. On publication of notification no complaints/suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 18.01.2019.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Commissioner, Ramachandrapuram Municipality, Ramachandrapuram, E.G. District.

Copy to:

The individual through the Ramachandrapuram Municipality, Ramachandrapuram, E.G. District.
The District Collector, East Godavari District.
SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Ramachandrapuram General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.427, MA., dated:21.09.2002 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.539/1A, 1B, 2B, 2C, 3A, 3B, 4A & 545/4A, 4B, 7A, 7D, 7E, 7F, 11, 12, 13A, 13B, 13D of Ramachandrapuram to extent of Ac.8.14 cents and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Industrial land use in the General Town Planning Scheme (Master Plan) of Ramachandrapuram Town, sanctioned in G.O.Ms.No.427, MA Dt:21.09.2002 is now designated for Residential use by variation of change of land use basing on the Council Resolution No:200, dated:30.12.2017 as marked as “A to T” in the revised part proposed land use map bearing G.T.P. Map No.27/2018/R available in the Municipal Office, Ramachandrapuram Town, **subject to the following conditions that;**

1. The applicant shall hand over the site affected in proposed master plan road widening at free of cost to the local body through registered gift deed.
2. The applicant shall provide 9.00 mt buffer on all sides except road side.
3. The applicant shall obtain prior Technical Approval from the Competent Authority before commencement of any development activity in the site under reference.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 18 M to 24 M wide road.
East	:	Leprosy Mission Site & Land of K. Mounika.
South	:	Land of P. Vijaya Syamala, C. Vijayalakshmi and P. Suryavathi.
West	:	Land of K. Murali and Venkata Krishna Reddy.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER